# Metro Facts....

# METRO TORONTO'S EMPLOYMENT PICTURE 1983-1989

12

METROPOLITAN TORONTO PLANNING DEPARTMENT Research Division February 1990
J. A. Gartner, M.C.I.P., Commissioner of Planning

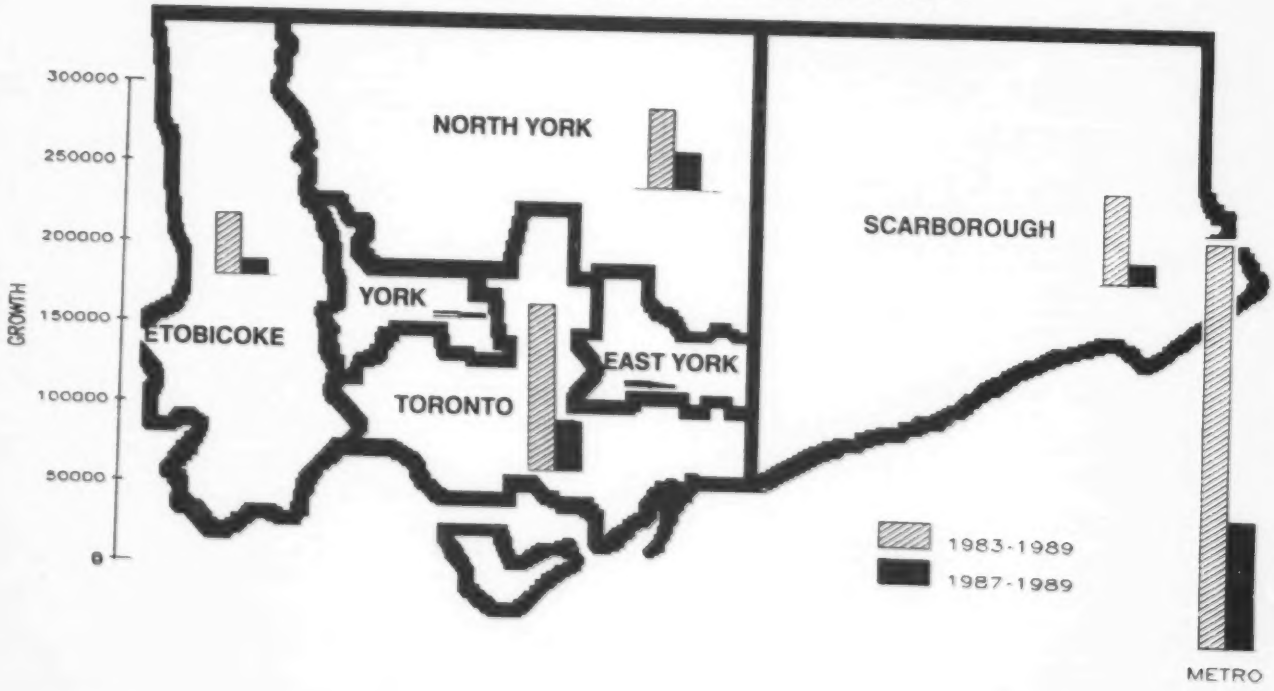
## EMPLOYMENT REPORT - 1989 SURVEY

This report summarizes the Planning Department's annual employment survey of Metropolitan Toronto. Major trends in employment since 1983 will be identified in Metropolitan Toronto as a whole as well as in the individual municipalities and Key Employment Areas.

The total employment in Metropolitan Toronto continues to increase and in 1989 reached 1,355,982. This represents an increase of more than 250,000 from the 1983 figure of 1,103,684 and a gain of more than 33,400 from 1988. Full time and part time employment continue to grow with part time increased to the position of providing 16.0% of total employment.

Total employment has increased in each of the area municipalities since 1983. In the past year the Cities of Toronto and North York show the largest increases.

### EMPLOYMENT GROWTH BY MUNICIPALITY



## HIGHLIGHTS:

- total employment in Metropolitan Toronto reached a new high of 1,355,982, a gain of more than 33,000 from 1988, and more than 250,000 from 1983,
- Office employment accounts for 45.3%, 613,972, of total employment,
- full time employment grew by more than 20,500 from 1988 to a level of 1,138,593, a 15.1% gain from 1983,
- part time employment continues to grow and now totals 217,389, accounting for 16.0% of total employment, as compared to 10.1% of total in 1983,
- total establishments now stand at 80,319, an increase of 1.7% from 1988 and 16.8% from 1983,
- the City of Scarborough has shown the largest percent increase in employment of 41.9% since 1983, from 136,000 to 193,000 in 1989,
- the City of Toronto has shown the largest growth in actual employment of 105,000 from 1983 to 1989 and now accounts for 596,800 jobs, or 44% of the Metropolitan Toronto total,
- 68.3% of Metropolitan Toronto's Office employment is located in the Key Employment Areas, Central Area or Five Major Centres,
- * of the Five Major Centres, the North York Centre has grown 15.8% since 1988, the Scarborough City Centre, 29.5%, Yonge/Eglinton Centre, 20.9%, Yonge/St. Clair, 5.2%, and Islington/Kipling/Bloor, 2.4%,
- the Central Area (PD1) continues to be the dominant employment node with a constant percentage of Metro employment from 1983 to 1989 at 31.8%, or currently 431,400 jobs,
- of all the Office employment in Metropolitan Toronto, 43.4% is located in the Central Area,
- the areas that have shown the greatest growth from 1983 to 1989 are the Five Major Centres which contained 5.9% of Metro's employment in 1983, 7.7% in 1989, for a 62.3% growth.

**EMPLOYMENT IN METROPOLITAN TORONTO BY MAJOR EMPLOYMENT AREAS 1983 AND 1989**

| AREA | 1983 EMPLOYM'T | % of Metro | 1989 EMPLOYM'T | % of Metro | CHANGE 83-89 # | % Inc. |
|---|---|---|---|---|---|---|
| METRO TOTAL | 1,103,684 | 100.0 | 1,355,982 | 100.0 | 252,298 | 22.9 |
| CENTRAL AREA | 351,105 | 31.8 | 431,435 | 31.8 | 80,330 | 22.9 |
| 5 MAJOR CENTRES * | 64,557 | 5.9 | 104,788 | 7.7 | 40,231 | 62.3 |
| 13 KEY EMP AREAS (See table p. 19) | 103,180 | 9.3 | 130,194 | 9.6 | 27,014 | 26.2 |
| REST OF METRO | 584,842 | 53.0 | 689,565 | 50.9 | 104,723 | 17.9 |

## TOTAL EMPLOYMENT IN METROPOLITAN TORONTO

Total employment in Metropolitan Toronto reached a new high of 1,355,982 in 1989. This was 33,402, or 2.5% above the 1988 total of 1,322,580.

All six employment categories have increased since 1983. The largest rise occurred in Office which has gained an employment of 155,582.

Office has increased its share of total employment and now accounts for an employment of 613,972, 45.3% of the Metropolitan total, up from 44.2% in 1988. Institutional and Other increased to 159,628 and 33,759 and increased their shares of the Metropolitan total to 11.8% and 2.5% respectively. Retail and Service, even though they gained in employment by 715 and 3,537 respectively, their shares fell to 11.4% and 10.7%. Concurrently, Manufacturing and Warehousing continued to slide and reached 247,813 to represent 18.3% of the Metropolitan total, a decrease from 19.4% in 1988.

**TOTAL EMPLOYMENT BY CATEGORY, METROPOLITAN TORONTO**
**1983-1989**

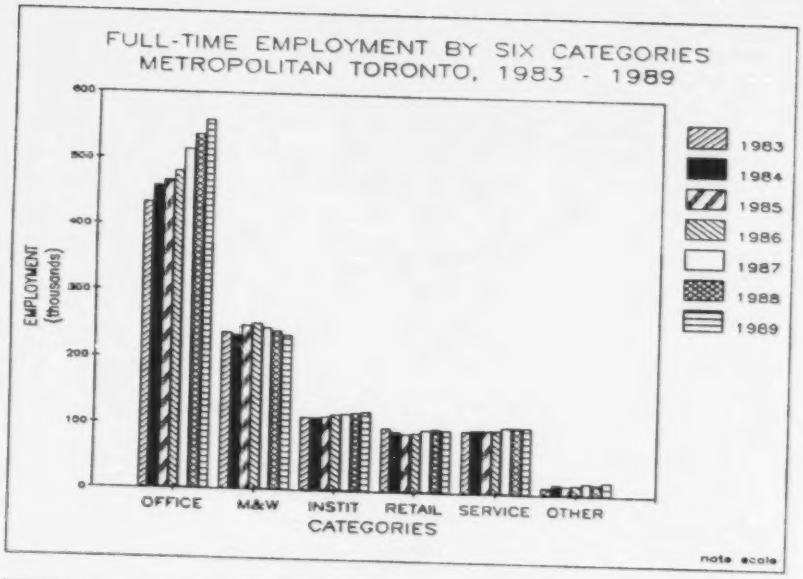
| | OFFICE | MFG/WHS | INSTIT | RETAIL | SERVICE | OTHER | TOTAL |
|---|---|---|---|---|---|---|---|
| 1983 | 458,390 | 244,060 | 130,594 | 133,581 | 117,608 | 19,251 | 1,103,684 |
| % | 41.5 | 22.1 | 11.8 | 12.1 | 10.7 | 1.8 | 100.0 |
| 1984 | 484,056 | 242,578 | 133,575 | 132,898 | 124,241 | 24,143 | 1,141,491 |
| % | 42.4 | 21.3 | 11.7 | 11.6 | 10.9 | 201.0 | 100.0 |
| 1985 | 496,561 | 257,709 | 139,174 | 132,983 | 128,785 | 26,451 | 1,181,663 |
| % | 42.0 | 21.8 | 11.8 | 11.3 | 10.9 | 2.2 | 100.0 |
| 1986 | 515,155 | 261,842 | 146,891 | 138,446 | 132,532 | 27,825 | 1,222,691 |
| % | 42.1 | 21.4 | 12.0 | 11.3 | 10.9 | 2.3 | 100.0 |
| 1987 | 553,856 | 257,038 | 150,124 | 145,273 | 138,853 | 30,982 | 1,276,126 |
| % | 43.4 | 20.1 | 11.8 | 11.4 | 10.9 | 2.4 | 100.0 |
| 1988 | 584,907 | 256,805 | 154,917 | 154,120 | 142,438 | 29,393 | 1,322,580 |
| % | 44.2 | 19.4 | 11.7 | 11.7 | 10.8 | 2.2 | 100.0 |
| 1989 | 613,972 | 247,813 | 159,628 | 154,835 | 145,975 | 33,759 | 1,355,982 |
| % | 45.3 | 18.3 | 11.8 | 11.4 | 10.8 | 2.5 | 100.0 |

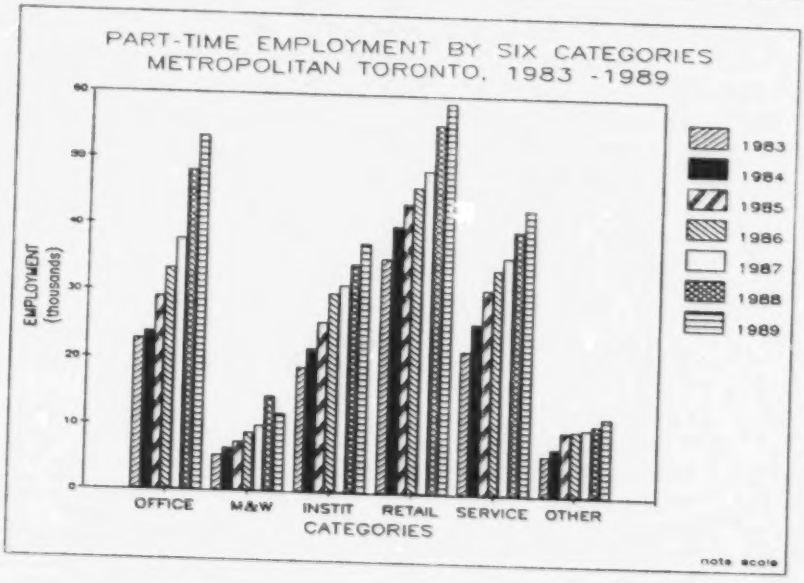
## FULL TIME AND PART TIME EMPLOYMENT

Full time employment in Metropolitan Toronto expanded by 20,538, 1.8% from 1988 to 1989. Office, Institutional, Service and Other showed increases, while Manufacturing and Warehousing, and Retail decreased from 1988. Office's compliment of 560,484 accounts for 49.2% of full time employment in Metropolitan Toronto.

Part time employment in Metropolitan Toronto continues to grow and now totals 217,389, an increase of 6.3% above the 1988 figure of 204,525. All categories, with the exception of Manufacturing and Warehousing, increased since 1988. Retail contains the most part time employment with a total of 58,932, an increase of 5.9% since 1988. This increase in part time employment offsets the decrease of full time employment in the Retail category.

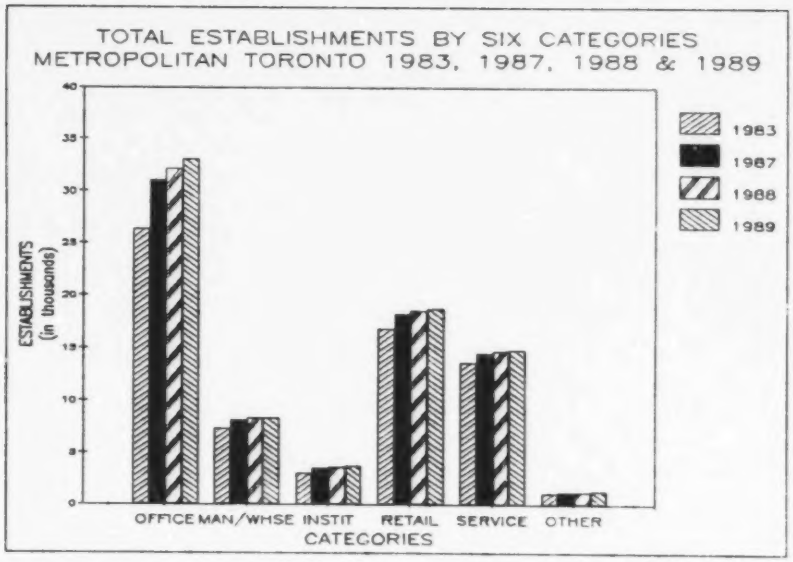
Since part time employment was first gathered in 1983, its share of total employment in Metropolitan Toronto has increased annually. In 1983, part time employment accounted for 10.1%, increased to 13.7% in 1987, 15.5% in 1988 and now stands at 16.0%. The largest ratio of part time to full time employment is in the Retail category where part time represents 38.1% of the Retail total of 154,835.




**FULL TIME, PART TIME AND TOTAL EMPLOYMENT BY SIX EMPLOYMENT CATEGORIES METROPOLITAN TORONTO,1989**

| | OFFICE | | MFG/WHSE | | INSTITUTIONAL | | RETAIL | | SERVICE | | OTHER | | TOTAL | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | # | % | # | % | # | % | # | % | # | % | # | % | # | % |
| FULL TIME | 560,484 | 91.3 | 235,730 | 95.1 | 121,967 | 76.4 | 95,903 | 61.9 | 102,959 | 70.5 | 21,550 | 63.8 | 1,138,593 | 84.0 |
| PART TIME | 53,488 | 8.7 | 12,083 | 4.9 | 37,661 | 23.6 | 58,932 | 38.1 | 43,016 | 29.5 | 12,209 | 36.2 | 217,389 | 16.0 |
| TOTAL | 613,972 | 100.0 | 247,813 | 100.0 | 159,628 | 100.0 | 154,835 | 100.0 | 145,975 | 100.0 | 33,759 | 100.0 | 1,355,982 | 100.0 |

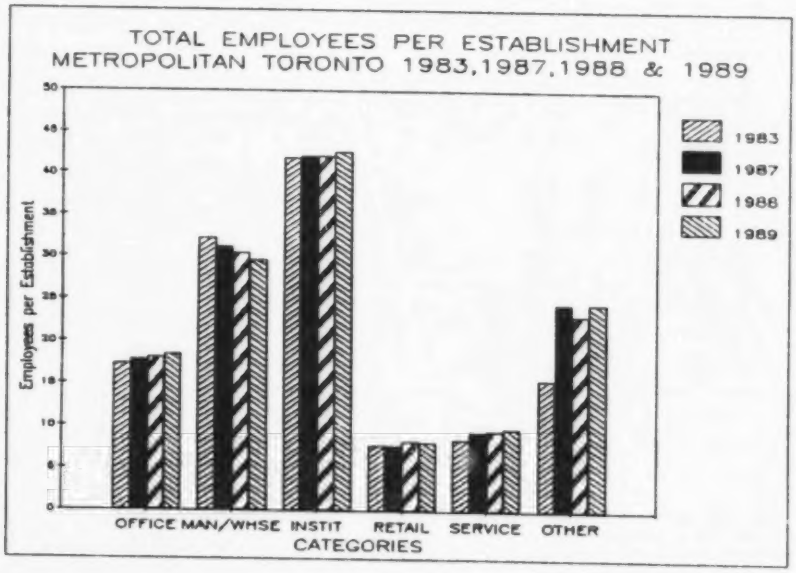



## TOTAL ESTABLISHMENTS IN METROPOLITAN TORONTO

The number of establishments in Metropolitan Toronto continues to grow annually since the 1983 figure of 68,743. The 1989 total of 80,319 represents an increase of 16.8% from 1983 and 1.7% from 1988.

Of the 80,319 establishments 33,144, 41.3%, are in the Office category, followed by 18,802, 23.4%, and 14,926, 18.6%, in the Retail and Service categories respectively.

Institutional employment, representing mainly those working in hospitals, schools, police stations, fire halls and libraries has always represented the highest employment per establishment ratio. It is now 42.7, while the Metropolitan average is 16.9. Manufacturing and Warehousing follows with 29.7, Other represents 24.6, Office 18.5, Service 9.8 and Retail 8.2.

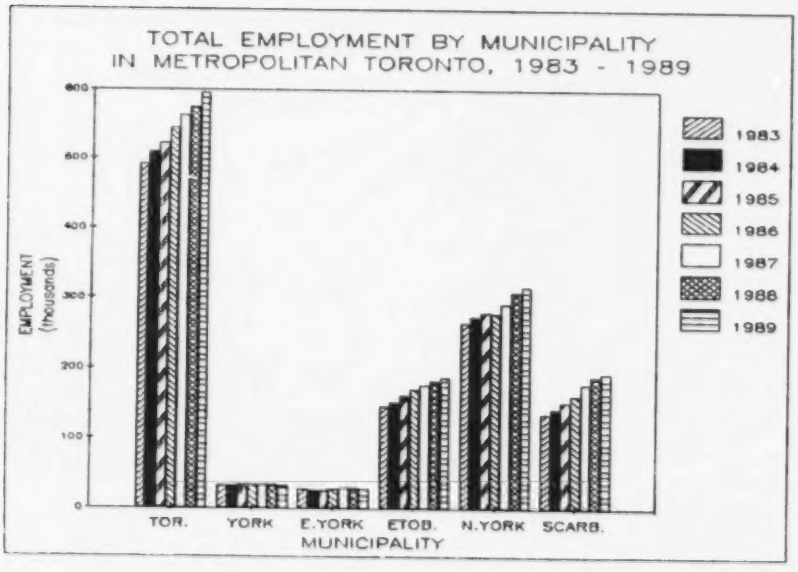


## EMPLOYMENT BY MUNICIPALITY

All municipalities show increased employment since 1983. While total employment in Metropolitan Toronto increased by 22.9%, Scarborough has expanded by 41.9%, Etobicoke 26.7%, Toronto 21.3% and North York 19.0%. East York and York older, more established municipalities have gained employment of 0.7% and 1.2% respectively. In 1989 Toronto grew by 20,787, 3.6% from 1988, to total 596,827 which accounts for 44.0% of total employment in Metropolitan Toronto. Etobicoke, North York and Scarborough continue to increase their employment and grew by 2.4%, 2.4% and 2.1% respectively. They now account for 13.8%, 23.3% and 14.2% of Metro's employment. York and East York represent 2.5% and 2.2% respectively.

TOTAL EMPLOYMENT BY MUNICIPALITY, METROPOLITAN TORONTO
1983 – 1989

| | TORONTO | YORK | EAST YORK | ETOBI-COKE | NORTH YORK | SCARBO-ROUGH | TOTAL |
|---|---|---|---|---|---|---|---|
| 1983 | 491,896 | 33,552 | 29,197 | 147,439 | 265,723 | 135,877 | 1,103,684 |
| % | 44.6 | 3.0 | 2.6 | 13.4 | 24.1 | 12.3 | 100.0 |
| 1984 | 510,049 | 34,218 | 27,257 | 152,247 | 273,858 | 143,862 | 1,141,491 |
| % | 44.7 | 3.0 | 2.4 | 13.3 | 24.0 | 12.6 | 100.0 |
| 1985 | 522,109 | 35,547 | 28,066 | 162,466 | 280,258 | 153,217 | 1,181,663 |
| % | 44.2 | 3.0 | 2.4 | 13.7 | 23.7 | 13.0 | 100.0 |
| 1986 | 545,252 | 34,953 | 29,711 | 171,412 | 279,537 | 161,826 | 1,222,691 |
| % | 44.6 | 2.9 | 2.4 | 14.0 | 22.9 | 13.2 | 100.0 |
| 1987 | 563,689 | 34,874 | 30,457 | 176,420 | 292,123 | 178,563 | 1,276,126 |
| % | 44.2 | 2.7 | 2.4 | 13.8 | 22.9 | 14.0 | 100.0 |
| 1988 | 576,040 | 35,310 | 31,211 | 182,303 | 308,780 | 188,936 | 1,322,580 |
| % | 43.5 | 2.7 | 2.4 | 13.8 | 23.3 | 14.3 | 100.0 |
| 1989 | 596,827 | 33,945 | 29,403 | 186,761 | 316,173 | 192,873 | 1,355,982 |
| % | 44.0 | 2.5 | 2.2 | 13.8 | 23.3 | 14.2 | 100.0 |



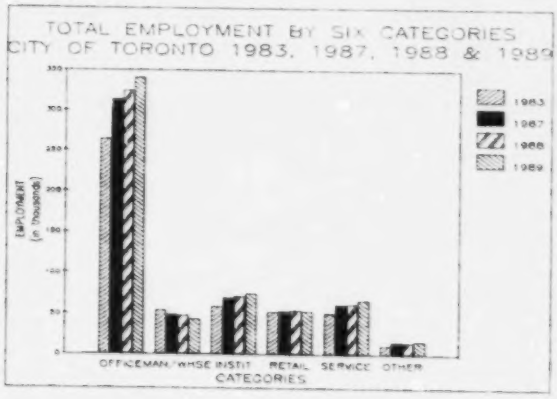
## CITY OF TORONTO

Total employment in the City of Toronto has risen by 104,931 since 1983, 20,787 from 1988, increases of 21.3% and 3.6% respectively, and now stands at 596,827. Office employment represents 341,061, an increase of 29.0% since 1983 and 5.1% from 1988. Other and Service increased by 12.3% and 8.2% respectively since 1988, whereas, Manufacturing and Warehousing, and Retail lost 10.3% and 1.2% each.

Office constitutes 57.2% of Toronto's employment, followed by Institutional 12.5%, Service 11.2%, Retail 9.0%, Manufacturing and Warehousing 7.3%, and Other 2.8%.

TOTAL EMPLOYMENT BY SIX EMPLOYMENT CATEGORIES
CITY OF TORONTO, 1983,1987,1988 AND 1989

| YEAR | OFFICE | | MFG/WHSE | | INSTITL | | RETAIL | | SERVICE | | OTHER | | TOTAL | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | # | % | # | % | # | % | # | % | # | % | # | % | # | % |
| 1983 | 264,488 | 53.8 | 54,798 | 11.1 | 58,479 | 11.9 | 52,327 | 10.6 | 50,655 | 10.3 | 11,149 | 2.3 | 491,896 | 100.0 |
| 1987 | 313,984 | 55.7 | 49,171 | 8.7 | 69,655 | 12.3 | 53,554 | 9.5 | 61,810 | 11.0 | 15,551 | 2.8 | 563,689 | 100.0 |
| 1988 | 324,599 | 56.3 | 48,400 | 8.4 | 71,770 | 12.5 | 54,230 | 9.4 | 62,041 | 10.8 | 15,000 | 2.6 | 576,040 | 100.0 |
| 1989 | 341,061 | 57.2 | 43,398 | 7.3 | 74,834 | 12.5 | 53,569 | 9.0 | 67,115 | 11.2 | 16,850 | 2.8 | 596,827 | 100.0 |




## CITY OF NORTH YORK

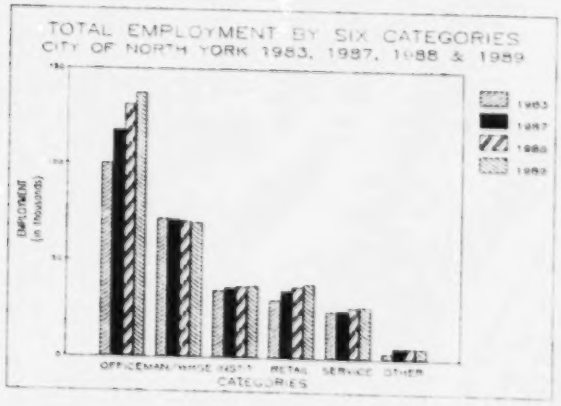
The City of North York has a total employment of 316,173, an increase of 19.0% over 1983 and 2.4% above 1988. Five of the six employment categories have increased in the past year, as well as from 1983, however, Manufacturing and Warehousing declined 1.6% from the 1988 level of 70,825.

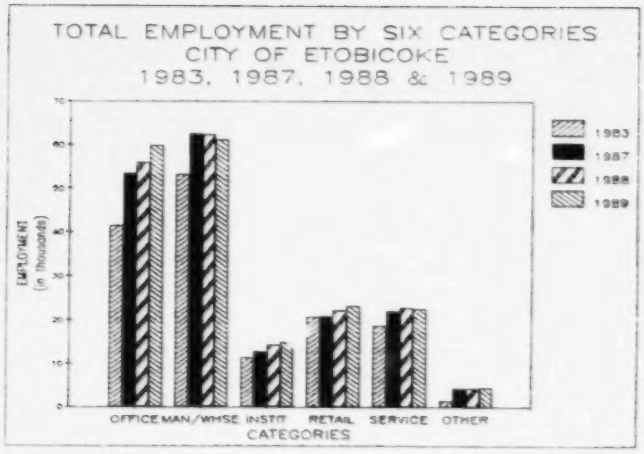
Office has increased by 4.9%, Retail by 3.2%, Service 1.9%, Institutional 1.1% and Other 0.3%.

Office continues to be the dominant category as it has risen by 37.0% from 1983, 4.9% from 1988 and now accounts for 43.5% of the employment in North York. Office is followed by Manufacturing and Warehouse, 22.1%, Retail, 12.2%, Institutional, 11.8%, Service, 8.6% and Other, 1.8%. The majority of the increase has taken place in the North York Centre which will be described later.

TOTAL EMPLOYMENT BY SIX EMPLOYMENT CATEGORIES
CITY OF NORTH YORK, 1983,1987,1988 AND 1989

| YEAR | OFFICE | | MFG/WHSE | | INSTITL | | RETAIL | | SERVICE | | OTHER | | TOTAL | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | # | % | # | % | # | % | # | % | # | % | # | % | # | % |
| 1983 | 100,342 | 37.8 | 71,891 | 27.0 | 34,978 | 13.2 | 30,410 | 11.4 | 24,733 | 9.3 | 3,369 | 1.3 | 265,723 | 100.0 |
| 1987 | 117,966 | 40.4 | 71,548 | 24.5 | 36,539 | 12.5 | 35,067 | 12.0 | 24,959 | 8.5 | 6,044 | 2.1 | 292,123 | 100.0 |
| 1988 | 131,069 | 42.5 | 70,825 | 22.9 | 37,069 | 12.0 | 37,341 | 12.1 | 26,686 | 8.6 | 5,810 | 1.9 | 308,780 | 100.0 |
| 1989 | 137,449 | 43.5 | 69,727 | 22.1 | 37,470 | 11.8 | 38,523 | 12.2 | 27,174 | 8.6 | 5,830 | 1.8 | 316,173 | 100.0 |



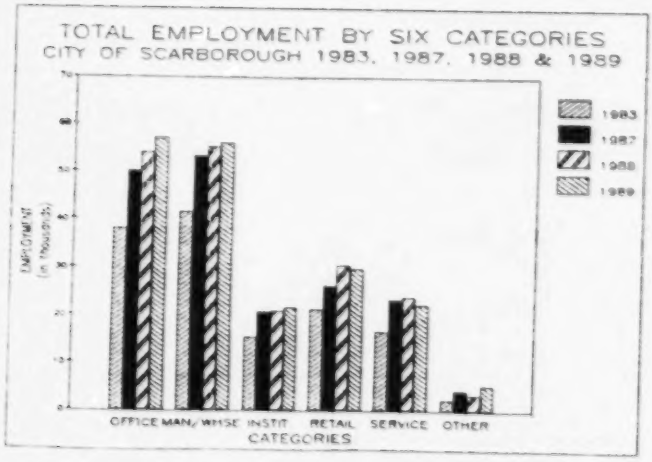



## CITY OF ETOBICOKE

Total employment in Etobicoke is up 26.7% from 1983 and now totals 186,761, an increase of 2.4% since 1988. All six categories have increased since 1983. Manufacturing and Warehousing, though declining from 1988, is the dominant category accounting for an employment of 61,281, representing 32.8% of the municipal total. Office is next largest with a total of 59,951, followed by Retail 23,232, Service 22,723, Institutional 15,034, and Other 4,540.

TOTAL EMPLOYMENT BY SIX EMPLOYMENT CATEGORIES
CITY OF ETOBICOKE, 1983, 1987, 1988 AND 1989

| YEAR | OFFICE | | MFG/WHSE | | INSTITL | | RETAIL | | SERVICE | | OTHER | | TOTAL | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | # | % | # | % | # | % | # | % | # | % | # | % | # | % |
| 1983 | 41,535 | 28.2 | 53,437 | 36.2 | 11,447 | 7.8 | 20,671 | 14.0 | 18,903 | 12.8 | 1,446 | 1.0 | 147,439 | 100.0 |
| 1987 | 53,517 | 30.3 | 62,718 | 35.6 | 12,820 | 7.3 | 20,902 | 11.8 | 22,016 | 12.5 | 4,447 | 2.5 | 176,420 | 100.0 |
| 1988 | 56,112 | 30.8 | 62,353 | 34.2 | 14,285 | 7.8 | 22,260 | 12.2 | 22,902 | 12.6 | 4,391 | 2.4 | 182,303 | 100.0 |
| 1989 | 59,951 | 32.1 | 61,291 | 32.8 | 15,034 | 8.1 | 23,232 | 12.4 | 22,723 | 12.2 | 4,540 | 2.4 | 186,761 | 100.1 |




## CITY OF SCARBOROUGH

The City of Scarborough has gained employment of 56,996 since the 1983 level of 135,877 to reach 192,873, an increase of 41.9%, the largest percentage gain of the area municipalities. All categories have made significant gains since 1983. Office has grown by more than 3,000 since 1988 and now employs 57,203, followed by Manufacturing and Warehousing at 56,044, Retail 29,994, Service 22,457, and Institutional with 21,718.

TOTAL EMPLOYMENT BY SIX EMPLOYMENT CATEGORIES
CITY OF SCARBOROUGH, 1983,1987,1988 AND 1989

| YEAR | OFFICE | | MFG/WHSE | | INSTITL | | RETAIL | | SERVICE | | OTHER | | TOTAL | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | # | % | # | % | # | % | # | % | # | % | # | % | # | % |
| 1983 | 38,102 | 28.0 | 41,570 | 30.6 | 15,499 | 11.4 | 21,513 | 15.8 | 16,809 | 12.4 | 2,384 | 1.8 | 135,877 | 100.0 |
| 1987 | 50,164 | 28.1 | 53,376 | 29.9 | 20,783 | 11.6 | 26,445 | 14.8 | 23,526 | 13.2 | 4,269 | 2.4 | 178,563 | 100.0 |
| 1988 | 54,161 | 28.7 | 55,397 | 29.3 | 21,137 | 11.2 | 30,607 | 16.2 | 24,095 | 12.7 | 3,539 | 1.9 | 188,936 | 100.0 |
| 1989 | 57,203 | 29.7 | 56,044 | 29.1 | 21,718 | 11.3 | 29,994 | 15.5 | 22,457 | 11.6 | 5,457 | 2.8 | 192,873 | 100.0 |

## BOROUGH OF EAST YORK

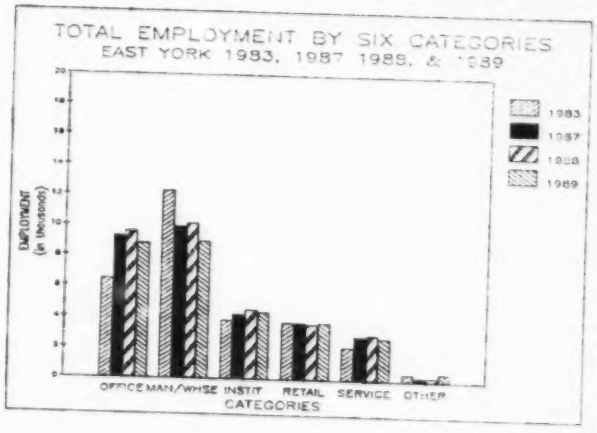
Total employment in East York has remained steady since 1983 and now stands at 29,403, a gain of 206.

All categories with the exception of Other and Retail, have declined since 1988. Manufacturing and Warehousing with an employment of 8,995, followed by Office with 8,854, representing 30.6% and 30.1% respectively, contribute most of the employment.

Total Employment was lowered considerably by the relocation out of the municipality of a manufacturing establishment with approximately 800 employees.

TOTAL EMPLOYMENT BY SIX EMPLOYMENT CATEGORIES
BOROUGH OF EAST YORK, 1983,1987,1988 AND 1989

| YEAR | OFFICE | | MFG/WHSE | | INSTITL | | RETAIL | | SERVICE | | OTHER | | TOTAL | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | # | % | # | % | # | % | # | % | # | % | # | % | # | % |
| 1983 | 6,469 | 22.1 | 12,311 | 42.2 | 3,880 | 13.3 | 3,799 | 13.0 | 2,240 | 7.7 | 498 | 1.7 | 29,197 | 100.0 |
| 1987 | 9,252 | 30.4 | 9,954 | 32.7 | 4,316 | 14.2 | 3,761 | 12.3 | 2,862 | 9.4 | 312 | 1.0 | 30,457 | 100.0 |
| 1988 | 9,572 | 30.7 | 10,150 | 32.5 | 4,567 | 14.6 | 3,669 | 11.8 | 2,916 | 9.3 | 337 | 1.1 | 31,211 | 100.0 |
| 1989 | 8,854 | 30.1 | 8,995 | 30.6 | 4,437 | 15.1 | 3,786 | 12.9 | 2,819 | 9.6 | 512 | 1.7 | 29,403 | 100.0 |

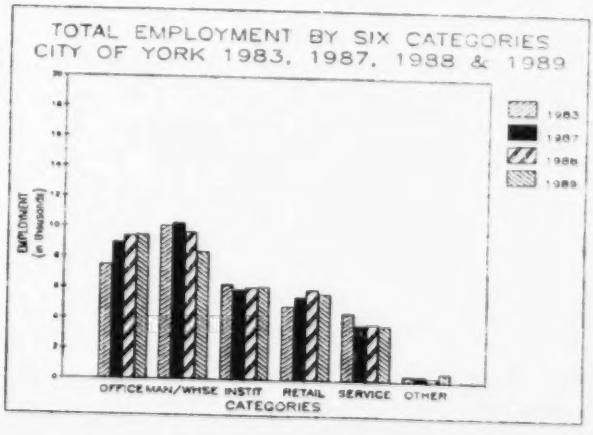



## CITY OF YORK

Employment in the City of York has remained stable and now has a total employment of 33,945 compared with 33,552 in 1983. Office employment has risen steadily since that time and is now the major category with 9,454 representing 27.8%. Institutional remains strong at 6,135, 18.1%, while Retail stands at 5,731, 16.9%, and Service 3,687, 10.9%. Manufacturing and Warehousing has declined, however, it is responsible for 24.6%, 8,368, of the employment in York.

TOTAL EMPLOYMENT BY SIX EMPLOYMENT CATEGORIES
CITY OF YORK, 1983,1987,1988 AND 1989

| YEAR | OFFICE | | MFG/WHSE | | INSTITL | | RETAIL | | SERVICE | | OTHER | | TOTAL | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | # | % | # | % | # | % | # | % | # | % | # | % | # | % |
| 1983 | 7,454 | 22.2 | 10,053 | 30.0 | 6,311 | 18.8 | 4,961 | 14.5 | 4,468 | 13.3 | 405 | 1.2 | 33,552 | 100.0 |
| 1987 | 9,009 | 25.8 | 10,271 | 29.5 | 6,011 | 17.2 | 5,544 | 15.9 | 3,680 | 10.6 | 359 | 1.0 | 34,874 | 100.0 |
| 1988 | 9,394 | 26.6 | 9,680 | 27.4 | 6,089 | 17.3 | 6,013 | 17.0 | 3,818 | 10.8 | 316 | 0.9 | 35,310 | 100.0 |
| 1989 | 9,454 | 27.8 | 8,368 | 24.6 | 6,135 | 18.1 | 5,731 | 16.9 | 3,687 | 10.9 | 570 | 1.7 | 33,945 | 100.0 |

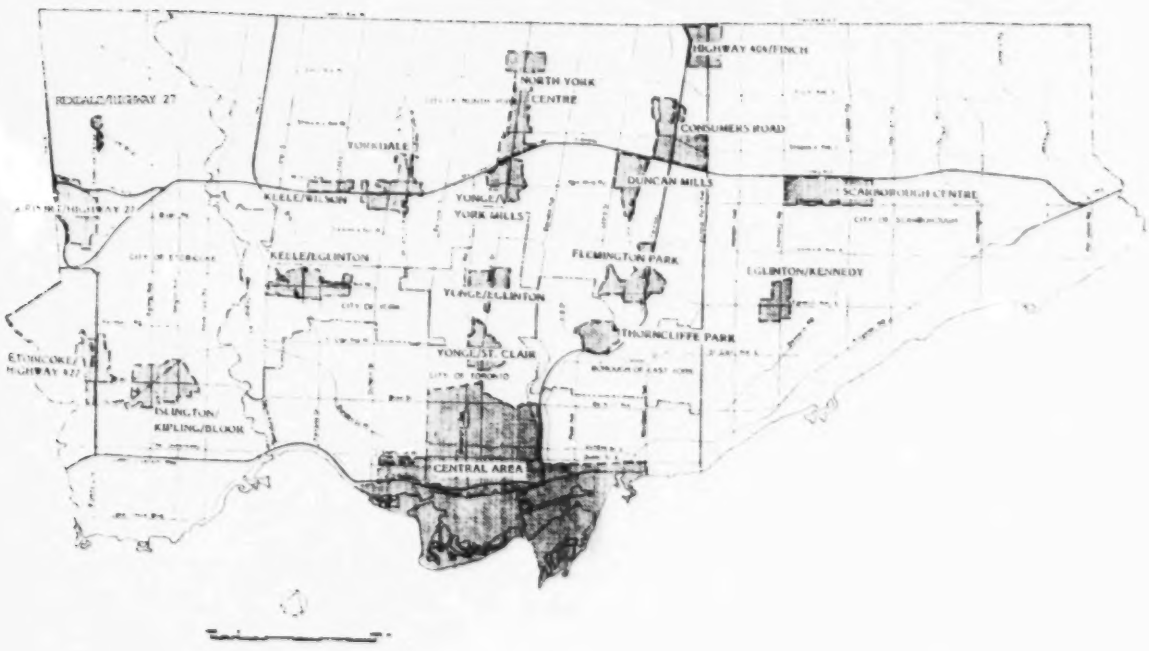


## KEY EMPLOYMENT AREAS

The Metropolitan Toronto Official Plan suggested a multi-centred urban structure for Metropolitan Toronto. Currently there are nineteen Key Employment Areas being monitored and they are shown on the following map.

In 1983 total employment in the Key Employment Areas was 526,472, 47.7% of Metropolitan Toronto's employment. In 1989, employment in the Key Employment Areas increased to 666,417 to represent 49.1% of Metro's total, an increase from 639,282, 48.3%, in 1988. Currently, 68.3% of Metro's Office employment is located in the Key Employment Areas while Manufacturing and Warehousing represents 19.0%, Institutional 38.9%, Retail 34.4%, Service 45.2%, and Other 55.0%.

The Central Area as well as the five Major Centres, North York, Scarborough, Islington/Kipling/Bloor, Yonge/St. Clair and Yonge/Eglinton will be examined. The remaining Key Employment Areas will then be summarized in table form.



## THE CENTRAL AREA

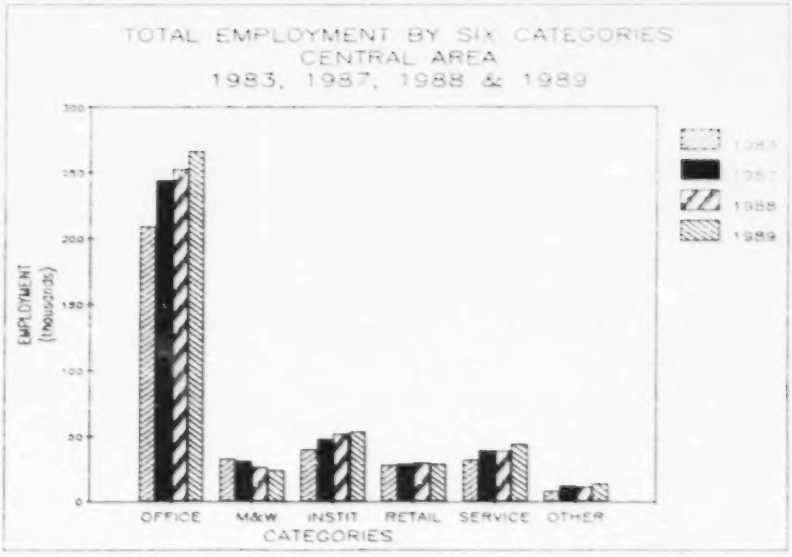
Total employment in the Central Area now stands at 431,435 an increase of 17,464, 4.2% from 1988 and 80,330, 22.9% from 1983. Office is the largest contributor with 266,639 and represents 61.8% of the total, followed by Institutional 53,753, 12.5%, and Service 44,185, 10.2%. Office has grown to the extent where it forms 43.4% of Metro's total of 613,972.

Part time employment continues to climb and grew to 58,300 from 53,822 in the past year. In decreasing order the four largest categories of part time employment are Office, Service, Retail and Institutional with totals of 17,106, 12,625, 10,649 and 9,653 respectively.

Part time now accounts for 13.5% of total employment, the same as in 1988 and above the 8.2% of 1983.

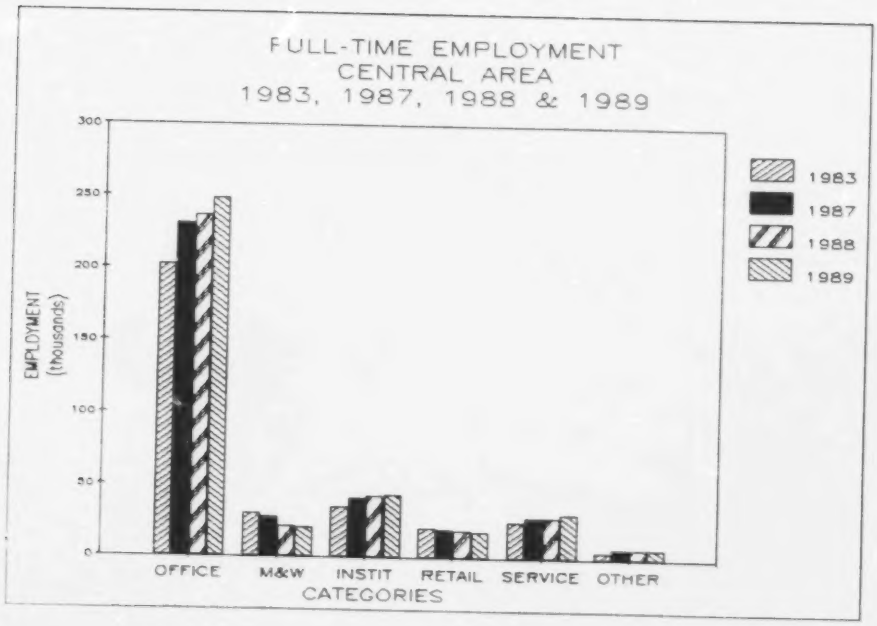
Full time employment in the Central Area, after remaining virtually unchanged from 1987 to 1988 increased by 14,986 to 373,135, 4.2% over the past year. Office grew by 12,366 accounting for practically all of the increase and accounts for 66.9% of full time employment in the Central Area.

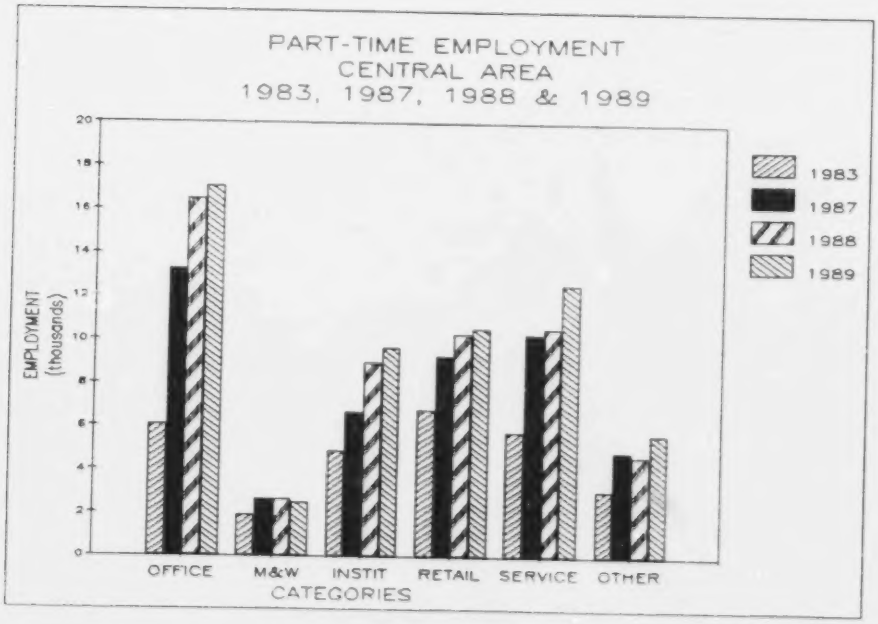
Since the Central Area is such an integral part of Metropolitan Toronto's employment scene, it has been divided into three areas in order to better analyze the growth of employment. The Financial District, Core (minus Financial District) and Fringe all increased in employment over the past year.




FULL TIME, PART TIME AND TOTAL EMPLOYMENT BY TYPE
CENTRAL AREA, 1983,1987,1988 AND 1989

| | OFFICE | MFG/WHSE | INSTIT | RETAIL | SERVICE | OTHER | TOTAL |
|---|---|---|---|---|---|---|---|
| 1983 | | | | | | | |
| FT | 203,401 | 31,034 | 35,399 | 21,415 | 26,114 | 4,998 | 322,361 |
| PT | 6,130 | 1,947 | 4,908 | 6,844 | 5,838 | 3,077 | 28,744 |
| TOTAL | 209,531 | 32,981 | 40,307 | 28,259 | 31,952 | 8,075 | 351,105 |
| % A | 59.7 | 9.4 | 11.5 | 8.0 | 9.1 | 2.3 | 100.0 |
| 1987 | | | | | | | |
| FT | 231,692 | 28,564 | 41,501 | 19,967 | 29,261 | 7,257 | 358,242 |
| PT | 13,329 | 2,681 | 6,711 | 9,291 | 10,324 | 4,875 | 47,211 |
| TOTAL | 245,021 | 31,245 | 48,212 | 29,258 | 39,585 | 12,132 | 405,453 |
| % A | 60.4 | 7.7 | 11.9 | 7.2 | 9.8 | 3.0 | 100.0 |
| 1988 | | | | | | | |
| FT | 237,167 | 22,214 | 43,039 | 19,371 | 29,138 | 7,220 | 358,149 |
| PT | 16,526 | 2,696 | 8,985 | 10,265 | 10,631 | 4,719 | 53,822 |
| TOTAL | 253,693 | 24,910 | 52,024 | 29,636 | 39,769 | 11,939 | 411,971 |
| % A | 61.6 | 6.0 | 12.6 | 7.2 | 9.7 | 2.9 | 100.0 |
| 1989 | | | | | | | |
| FT | 249,533 | 21,492 | 44,100 | 18,545 | 31,560 | 7,905 | 373,135 |
| PT | 17,106 | 2,546 | 9,653 | 10,649 | 12,625 | 5,721 | 58,300 |
| TOTAL | 266,639 | 24,038 | 53,753 | 29,194 | 44,185 | 13,626 | 431,435 |
| % A | 61.8 | 5.6 | 12.5 | 6.8 | 10.2 | 3.1 | 100.0 |
| % CHANGE 1983-1989 | 27.3 | -27.1 | 33.4 | 3.3 | 38.3 | 68.7 | 22.9 |


FULL-TIME EMPLOYMENT
CENTRAL AREA
1983, 1987, 1988 & 1989
EMPLOYMENT (thousands)
300
250
200
150
100
50
0
OFFICE
M&W
INSTIT
RETAIL
SERVICE
OTHER
CATEGORIES
1983
1987
1988
1989


PART-TIME EMPLOYMENT
CENTRAL AREA
1983, 1987, 1988 & 1989
EMPLOYMENT (thousands)
20
18
16
14
12
10
8
6
4
2
0
OFFICE
M&W
INSTIT
RETAIL
SERVICE
OTHER
CATEGORIES
1983
1987
1988
1989

## The Financial District

Employment in the Financial District totalled 106,386 in 1989 an increase of 2,380 since 1988. Office employment reached 95,599 and accounts for 89.9% of total employment in the Financial District and 15.6% of Office employment in Metropolitan Toronto.

## The Core

The Core (minus the Financial District) has experienced an increase of . 1,640 to reach 214,677, 7.3% from 1988 and accounts for 15.8% of employment in Metropolitan Toronto. The Office sector with employment of 131,478 accounts for 61.2% of the employment in the Core and 21.4% of Office employment within Metropolitan Toronto. Institutional, Service and Retail are also significant as, respectively, they account for 20.8%, 16.0% and 10.2% of that categories' portion of Metropolitan Toronto's total.

## The Fringe

Employment within the Fringe continues to grow and now totals 110,372. Employment is more diversified as the breakdown is as follows; Office, 35.9%, Manufacturing and Warehousing, 18.8%, Institutional, 18.5%, Service, 13.8%, Retail, 8.6%, and Other, 4.4%.

TOTAL EMPLOYMENT BY SECTOR, CENTRAL AREA, 1989

| | OFFICE | % | MFG/WH | % | INSTITUT | % | RETAIL | % | SERVICE | % | OTHER | % | TOTAL | % |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Financial District | 95,599 | 35.9 | 220 | 0.9 | 117 | 0.2 | 3,949 | 13.5 | 5,572 | 12.6 | 929 | 6.8 | 106,386 | 24.6 |
| Core (Financial Dist) | 131,478 | 49.3 | 3,047 | 12.7 | 33,185 | 61.7 | 15,788 | 54.1 | 23,371 | 52.9 | 7,808 | 57.3 | 214,677 | 49.8 |
| Fringe | 39,562 | 14.8 | 20,771 | 86.4 | 20,451 | 38.1 | 9,457 | 32.4 | 15,242 | 34.5 | 4,889 | 35.9 | 110,372 | 25.6 |
| Total Central Area | 266,639 | 100.0 | 24,038 | 100.0 | 53,753 | 100.0 | 29,194 | 100.0 | 44,185 | 100.0 | 13,626 | 100.0 | 431,435 | 100.0 |

The following Five Centres are important areas of employment within Metropolitan Toronto. Among other qualities they are foci for social and recreational activities.

A description of Centres as outlined in the Official Plan is;

- multi-functional in use,
- compact and pedestrian oriented in their internal organization and design,
- intensive in their development relative to those areas which are not Centres.

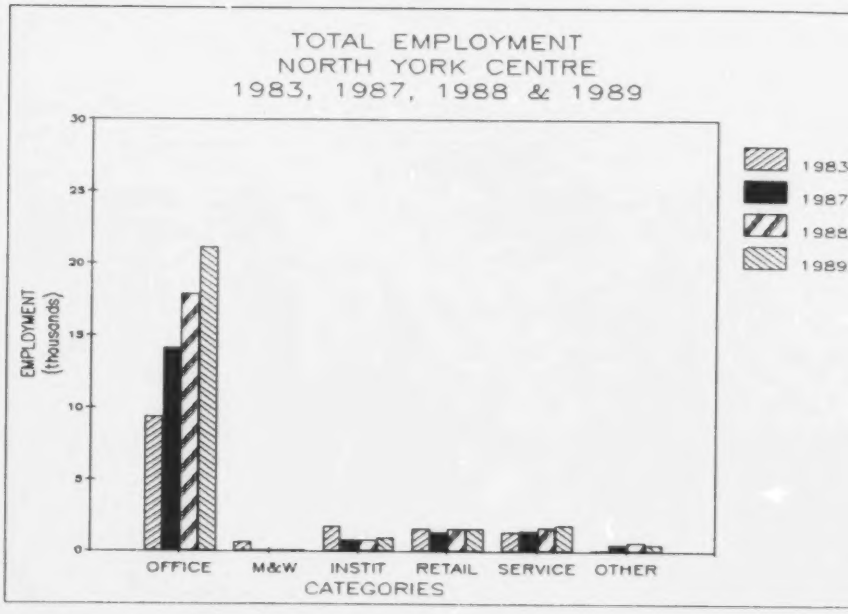
## NORTH YORK CENTRE

Employment in the North York Centre continues to increase from 14,498 in 1983 and grew by 15.8% between 1988 and 1989 to reach 26,397. Office employment has grown to such an extent that it accounts for 80.3% of employment in the Centre. Since 1983, Office employment has increased by 129.9% to total 21,187. All other categories have grown since 1988 with the exception of Other.

The North York Centre continues to increase its portion of Metropolitan Toronto's employment and now accounts for 1.9% an increase from 1.7% in 1988.

The number of establishments continues to increase and reached 1,207, a gain from 1,034 in 1988 and 929 in 1987. Office with 651 accounts for 53.9% of establishments while Service and Retail contribute 19.9% and 19.4% respectively with 240 and 234 each.

The average number of employees per establishment is 21.9. The highest ratios are in Office and Other with 32.5 and 30.2 respectively.




TOTAL EMPLOYMENT BY SIX EMPLOYMENT CATEGORIES
NORTH YORK CENTRE,1983,1987,1988 AND 1989

| YEAR | OFFICE | | MFG/WHSE | | INSTITUTIONAL | | RETAIL | | SERVICE | | OTHER | | TOTAL | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | # | % A | # | % A | # | % A | # | % A | # | % A | # | % A | # | % A |
| 1983 | 9,214 | 63.6 | 672 | 4.6 | 1,667 | 11.5 | 1,510 | 10.4 | 1,334 | 9.2 | 101 | 0.7 | 14,498 | 100.0 |
| 1987 | 14,204 | 76.5 | 91 | 0.5 | 832 | 4.5 | 1,387 | 7.5 | 1,506 | 8.1 | 532 | 2.9 | 18,552 | 100.0 |
| 1988 | 17,893 | 78.5 | 110 | 0.5 | 763 | 3.3 | 1,571 | 6.9 | 1,738 | 7.6 | 725 | 3.2 | 22,800 | 100.0 |
| 1989 | 21,187 | 80.3 | 132 | 0.5 | 1,011 | 3.8 | 1,639 | 6.2 | 1,915 | 7.3 | 513 | 1.9 | 26,397 | 100.0 |

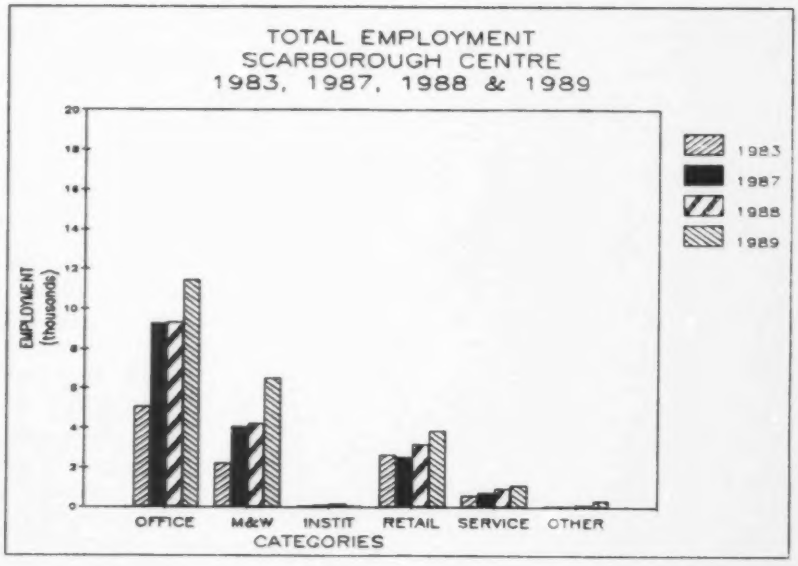
## THE SCARBOROUGH CENTRE

The Scarborough Centre has become the fastest growing Centre as it has grown by 5,341, 29.5%, since 1988 to reach 23,468. Each of the six categories has grown since 1983. Office with 11,493 is still the largest category representing 49.0%, however, Manufacturing and Warehousing has grown from 21.2% in 1983 to 27.9% in 1989 to reach 6,547. Retail also continues to increase and grew by 20.5% over the past year and now totals 3,885.

The Scarborough Centre now accounts for 1.7% of all employment in Metropolitan Toronto, an increase from 1.4% in 1988 and 1.3% in 1987.

The number of establishments has grown to 869 in 1989, up from 548 in 1988 and 538 in 1987. The majority are in Office, Retail, and Manufacturing and Warehousing with 298, 268 and 201 respectively.

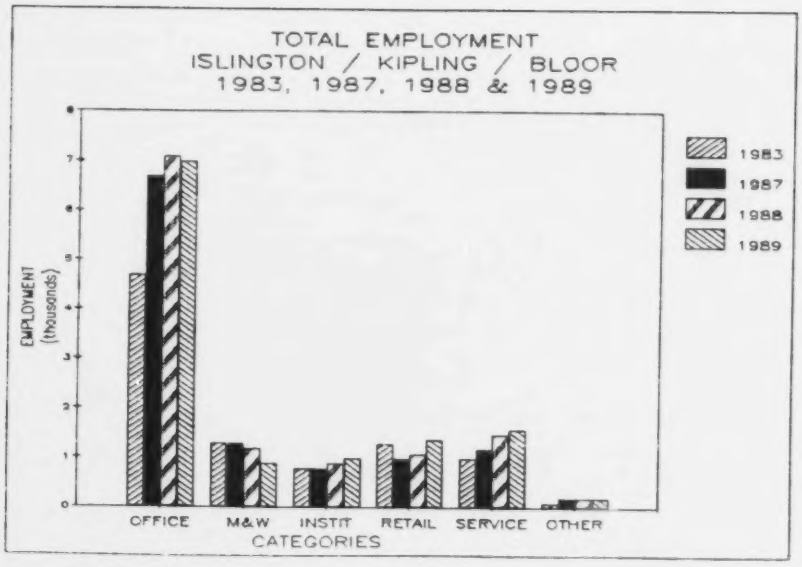
The average employee per establishment is 27.0 for the Centre. Of the categories, Office leads with 38.6, followed by Other with 35.4 and Manufacturing and Warehousing with 32.6 each.




**TOTAL EMPLOYMENT BY SIX EMPLOYMENT CATEGORIES**
**SCARBOROUGH CENTRE, 1983, 1987, 1988 AND 1989**

| YEAR | OFFICE | | MFG/WHSE | | INSTITUTIONAL | | RETAIL | | SERVICE | | OTHER | | TOTAL | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | # | % A | # | % A | # | % A | # | % A | # | % A | # | % A | # | % A |
| 1983 | 5,101 | 47.5 | 2,281 | 21.2 | 10 | 0.1 | 2,703 | 25.1 | 592 | 5.5 | 68 | 0.6 | 10,755 | 100.0 |
| 1987 | 9,302 | 54.8 | 4,110 | 24.2 | 144 | 0.9 | 2,598 | 15.3 | 757 | 4.5 | 52 | 0.3 | 16,963 | 100.0 |
| 1988 | 9,354 | 51.6 | 4,281 | 23.6 | 179 | 1.0 | 3,223 | 17.8 | 975 | 5.4 | 115 | 0.6 | 18,127 | 100.0 |
| 1989 | 11,493 | 49.0 | 6,547 | 27.9 | 38 | 0.2 | 3,885 | 16.5 | 1,151 | 4.9 | 354 | 1.5 | 23,468 | 100.0 |

## ISLINGTON/KIPLING/BLOOR




The Islington/Kipling/Bloor Centre is expected to develop to become a foci point in Etobicoke much the same as the North York Centre and Scarborough Centre have become in their municipalities. However, growth has been slower in this Centre.

Total employment has grown since 1983 and has increased by 34.7% since that time and by 9.1% since 1987 to reach 12,216.

Each category other than Manufacturing and Warehousing has increased since 1983. Office is the dominant category representing 56.9%, while Service follows with 13.4% with employment totals of 6,957 and 1,632.

This Centre has accommodated 0.9% of Metropolitan Toronto's employment since 1987.

The number of establishments has grown to 810 from 806 in 1988 and 761 in 1987. The majority of the establishments are in Office with 396, followed by 182 in Service and 142 in Retail.

The average number of employees per establishment is 15.1. Institutional averages 34.7 employees per establishment, followed by Manufacturing and Warehousing with 20.8 and Office with 17.6.

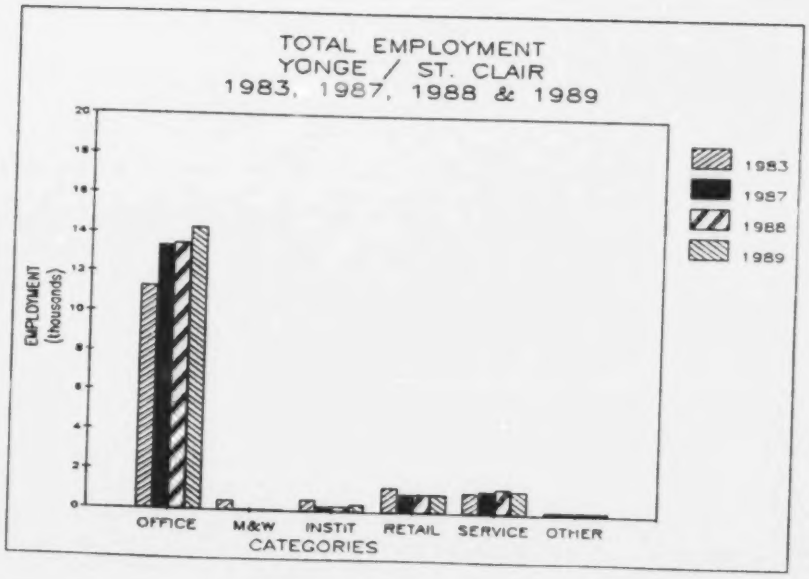
**TOTAL EMPLOYMENT BY SIX EMPLOYMENT CATEGORIES**
**ISLINGTON/KIPLING/BLOOR CENTRE, 1983, 1987, 1988 AND 1989**

| YEAR | OFFICE | | MFG/WHSE | | INSTITUTIONAL | | RETAIL | | SERVICE | | OTHER | | TOTAL | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | # | % A | # | % A | # | % A | # | % A | # | % A | # | % A | # | % A |
| 1983 | 4,724 | 52.1 | 1,221 | 13.5 | 790 | 8.7 | 1,290 | 14.2 | 948 | 10.4 | 97 | 1.1 | 9,070 | 100.0 |
| 1987 | 6,648 | 59.8 | 1,333 | 11.9 | 783 | 7.0 | 1,001 | 8.9 | 1,175 | 10.5 | 212 | 1.9 | 11,192 | 100.0 |
| 1988 | 7,106 | 59.8 | 1,158 | 9.7 | 868 | 7.3 | 1,111 | 9.3 | 1,491 | 12.5 | 194 | 1.6 | 11,926 | 100.0 |
| 1989 | 6,957 | 56.9 | 938 | 7.7 | 1,042 | 8.5 | 1,421 | 11.6 | 1,632 | 13.4 | 226 | 1.9 | 12,216 | 100.0 |

## YONGE/ST. CLAIR

The Yonge/St. Clair Centre is one of the highest developed Centres within Metropolitan Toronto. Employment has grown annually to reach 17,144 in 1989, an increase of 18.8% since 1983 and up 5.2% from 16,300 in 1988.

Office is the largest category with 83.4% of the employment followed by Service with 7.2% and Retail with 5.8%. Each represents an employment of 14,299, 1,228 and 999 respectively.




The Centre accounts for 1.3% of Metropolitan Toronto's employment up from 1.2% in 1988 and equal to that of 1987.

The number of establishments is 913 an increase from 874 in 1988. Office occupies 63.7% of the establishments followed by Retail with 16.5%.

The average number of employees per establishment is 18.8. Office averages 24.6 whereas Institutional averages 19.1 employees per establishment.

**TOTAL EMPLOYMENT BY SIX EMPLOYMENT CATEGORIES**
**YONGE/ST.CLAIR CENTRE,1983,1987,1988 AND 1989**

| YEAR | OFFICE | | MFG/WHSE | | INSTITUTIONAL | | RETAIL | | SERVICE | | OTHER | | TOTAL | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | # | % A | # | % A | # | % A | # | % A | # | % A | # | % A | # | % A |
| 1983 | 10,902 | 75.5 | 499 | 3.5 | 541 | 3.7 | 1,242 | 8.6 | 1,082 | 7.5 | 170 | 1.2 | 14,436 | 100.0 |
| 1987 | 13,435 | 82.8 | 97 | 0.6 | 308 | 1.9 | 1,016 | 6.3 | 1,171 | 7.2 | 196 | 1.2 | 16,223 | 100.0 |
| 1988 | 13,513 | 82.9 | 97 | 0.6 | 257 | 1.6 | 979 | 6.0 | 1,290 | 7.9 | 164 | 1.0 | 16,300 | 100.0 |
| 1989 | 14,299 | 83.4 | 76 | 0.5 | 363 | 2.1 | 999 | 5.8 | 1,228 | 7.2 | 179 | 1.0 | 17,144 | 100.0 |

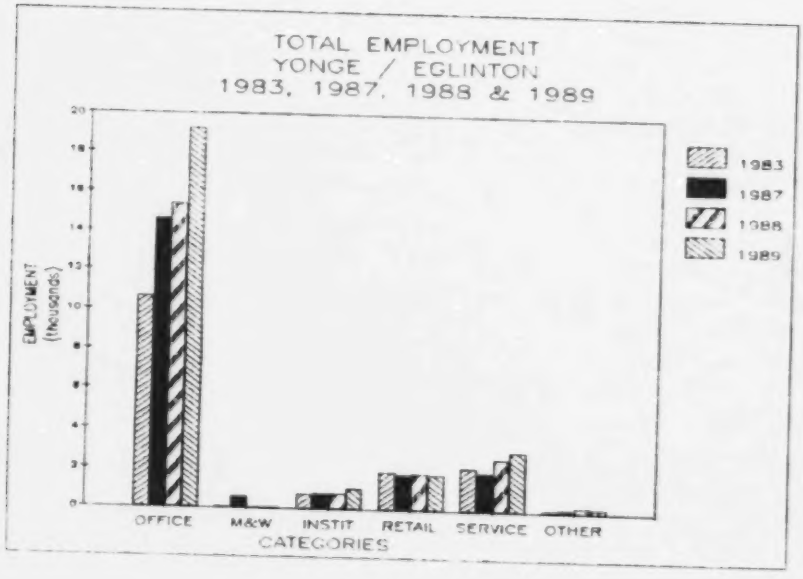
## YONGE/EGLINTON CENTRE

Like the Yonge/St. Clair Centre the Yonge/Eglinton Centre is one of the older more established Centres, however, employment grew considerably over the past year. The total employment is now 25,563 an increase of 20.9% since 1988. Office employment increased in that period by 3,861 or 25.0% and accounts for 75.5% of employment in the Centre.

The Centre's share of the Metropolitan Toronto total has increased to 1.9% from 1.6% achieved in 1987 and 1988.

The number of establishments increased in 1989 to 1,469 from 1,191 in 1988 and 1,171 in 1987. Office accounts for 62.6% of the total.

The average employees per establishment for the Centre is 17.4. The ratios for Office, Institutional and Other are very close at 21.0, 20.8 and 19.4 respectively.




**TOTAL EMPLOYMENT BY SIX EMPLOYMENT CATEGORIES**
**YONGE/EGLINTON CENTRE,1983,1987,1988 AND 1989**

| YEAR | OFFICE | | MFG/WHSE | | INSTITUTIONAL | | RETAIL | | SERVICE | | OTHER | | TOTAL | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | # | % A | # | % A | # | % A | # | % A | # | % A | # | % A | # | % A |
| 1983 | 10,703 | 67.8 | 97 | 0.6 | 762 | 4.8 | 1,916 | 12.1 | 2,205 | 14.0 | 115 | 0.7 | 15,798 | 100.0 |
| 1987 | 14,669 | 72.8 | 645 | 3.2 | 847 | 4.2 | 1,827 | 9.1 | 1,975 | 9.8 | 190 | 0.9 | 20,153 | 100.0 |
| 1988 | 15,425 | 73.0 | 59 | 0.3 | 803 | 3.8 | 1,881 | 8.9 | 2,695 | 12.7 | 275 | 1.3 | 21,138 | 100.0 |
| 1989 | 19,286 | 75.5 | 58 | 0.2 | 1,103 | 4.3 | 1,837 | 7.2 | 3,046 | 11.9 | 233 | 0.9 | 25,563 | 100.0 |

The following table lists the remaining Key Employment Areas with their total employment by six categories for 1989.

TOTAL EMPLOYMENT BY SIX EMPLOYMENT CATEGORIES
VARIOUS KEY EMPLOYMENT AREAS, 1989*

| | OFFICE | | MFG/WHSE | | INSTITUTIONAL | | RETAIL | | SERVICE | | OTHER | | TOTAL | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | # | % A | # | % A | # | % A | # | % A | # | % A | # | % A | # | % A |
| EGLINTON/ * KENNEDY | 741 | 35.2 | 0 | 0.0 | 219 | 10.4 | 561 | 26.7 | 266 | 12.6 | 317 | 15.1 | 2104 | 100.0 |
| REXDALE/ HIGHWAY 27 | 149 | 2.7 | 0 | 0.0 | 1863 | 33.4 | 1717 | 30.8 | 556 | 9.9 | 1293 | 23.2 | 5578 | 100.0 |
| AIRPORT/ * HIGHWAY 27 | 6156 | 40.3 | 4028 | 26.4 | 452 | 3.0 | 695 | 4.5 | 3824 | 25.1 | 105 | 0.7 | 15260 | 100.0 |
| ETOBICOKE/ HIGHWAY 27 | 6479 | 82.9 | 219 | 2.8 | 472 | 6.0 | 149 | 1.9 | 443 | 5.7 | 57 | 0.7 | 7819 | 100.0 |
| KEELE/ * EGLINTON | 3333 | 54.7 | 943 | 15.5 | 360 | 5.9 | 976 | 16.0 | 353 | 5.8 | 127 | 2.1 | 6092 | 100.0 |
| KEELE/ WILSON | 2817 | 80.2 | 0 | 0.0 | 2 | 0.1 | 306 | 8.7 | 387 | 11.0 | 0 | 0.0 | 3512 | 100.0 |
| YORKDALE | 2058 | 21.7 | 1198 | 12.6 | 54 | 0.6 | 4028 | 42.4 | 2109 | 22.2 | 48 | 0.5 | 9495 | 100.0 |
| YONGE/ * YORK MILLS | 3944 | 92.7 | 3 | 0.1 | 117 | 2.8 | 9 | 0.2 | 172 | 4.0 | 9 | 0.2 | 4254 | 100.0 |
| HIGHWAY 404/ * FINCH | 9698 | 75.1 | 1757 | 13.6 | 322 | 2.5 | 465 | 3.6 | 607 | 4.7 | 63 | 0.5 | 12912 | 100.0 |
| CONSUMERS ROAD * | 15583 | 73.8 | 270 | 1.3 | 349 | 1.6 | 3284 | 15.6 | 1429 | 6.8 | 184 | 0.9 | 21099 | 100.0 |
| DUNCAN MILLS * | 9404 | 63.5 | 2084 | 14.1 | 339 | 2.3 | 965 | 6.5 | 1047 | 7.0 | 975 | 6.6 | 14814 | 100.0 |
| FLEMINGDON PARK * | 16300 | 75.3 | 3641 | 16.8 | 77 | 0.4 | 244 | 1.1 | 1283 | 5.9 | 99 | 0.5 | 21644 | 100.0 |
| THORNCLIFFE PARK * | 2976 | 53.0 | 1070 | 19.1 | 188 | 3.4 | 865 | 15.4 | 338 | 6.0 | 174 | 3.1 | 5611 | 100.0 |
| TOTAL | 79638 | 61.2 | 15213 | 11.7 | 4814 | 3.7 | 14264 | 11.0 | 12814 | 9.8 | 3451 | 2.6 | 130194 | 100.0 |

This table lists the employment for the entire area and not just the inner portions. Therefore, it is not comparable to tables used in previous annual employment summaries. Areas marked * have inner and outer portions, thus their totals will be greater than shown previously

## CONCLUSIONS

Total employment in Metropolitan Toronto has increased by an average of more than 42,000 since 1983 and only marginally slower from 1988 to 1989 with an increase of 33,400. In contrast to the general opinion of most economists and other experts that the economy is slowing or, in fact, in a recession, it is important to note that Metropolitan Toronto is still showing some significant growth in the local economy. It is also important to note that this increase has occurred in light of various continuing plant closures, general downsizing and relocation of many manufacturing establishments from older Metro Industrial locations, once again re-emphasizing the virtual strength of the Toronto Area as the economic heart of the Country.

Part time employment continues to increase to where 16% of Metro's employment is handled by part time employees in 1989, as compared to 10.1% in 1983.

The implementation of Key Employment Areas continues to be successful, especially in the Major Centres of North York and Scarborough, as their employment continues to increase and create a much stronger multi-centred Region.

## APPENDIX

DEFINITIONS:

| | |
|---|---|
| **Office:** | All jobs in which the main function is with people behind a desk. |
| **Manufacturing/ Warehousing:** | All jobs in which the main function is people who make articles by physical labour or machinery, or where jobs are in a building in which goods are stored. |
| **Institutional:** | All jobs in which the main function is the promotion of education, health, protection, religious, charitable or other social purposes. |
| **Retail:** | All jobs in which the main function is selling goods. |
| **Service:** (in limited sense) | All jobs in which the main function is selling services, including accommodations. |
| **Other:** | All jobs in which the main function is involved with primary production, construction, transportation, entertainment and recreation. |

**For further information contact the Research Division at 392-8766.**